

# \$299,000 - A, 1415 44 Street Se, Calgary

MLS® #A2208891

**\$299,000**

2 Bedroom, 2.00 Bathroom, 513 sqft

Residential on 0.00 Acres

Forest Lawn, Calgary, Alberta

Step into this charming townhouse that offers a perfect balance of comfort and privacy. The main floor features a spacious open-concept living and kitchen area, perfect for entertaining or relaxing. The living room is warmed by a cozy fireplace, creating an inviting atmosphere.

Downstairs, you'll find two comfortable bedrooms, each with its own closet, providing plenty of space for storage. A full 4-piece bathroom completes this level, ensuring convenience and functionality.

Upstairs, you'll find a convenient laundry area, along with a 2-piece powder room for added ease and comfort.

Located just steps from schools, shopping, and essential amenities, this home offers unbeatable convenience. Whether you're a first-time buyer or an investor, this property is a fantastic opportunity that shouldn't be missed!

Built in 1975

## Essential Information

MLS® #	A2208891
Price	\$299,000
Bedrooms	2
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	513
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### **Community Information**

Address	A, 1415 44 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5E6

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Vaulted Ceiling(s)
Appliances	Dryer, Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Lighting, Private Yard
Lot Description	Back Lane, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            April 5th, 2025

Days on Market        12

Zoning                 M-C1

### **Listing Details**

Listing Office            VIP Realty & Management

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